

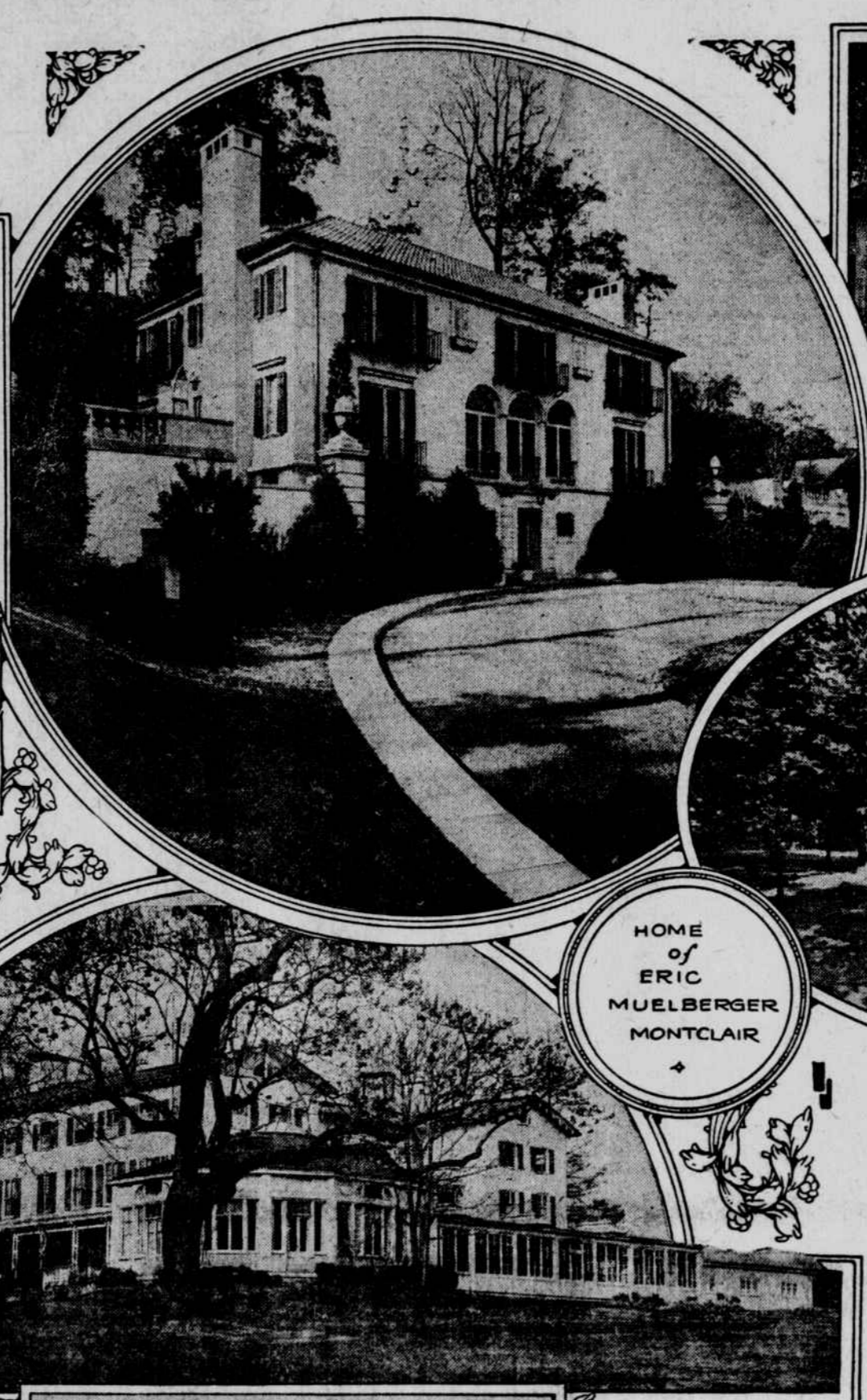
NEW YORK, SUNDAY, NOVEMBER 26, 1922.

# FINE HOMES RAPIDLY SURROUNDING ESSEX COUNTRY CLUB

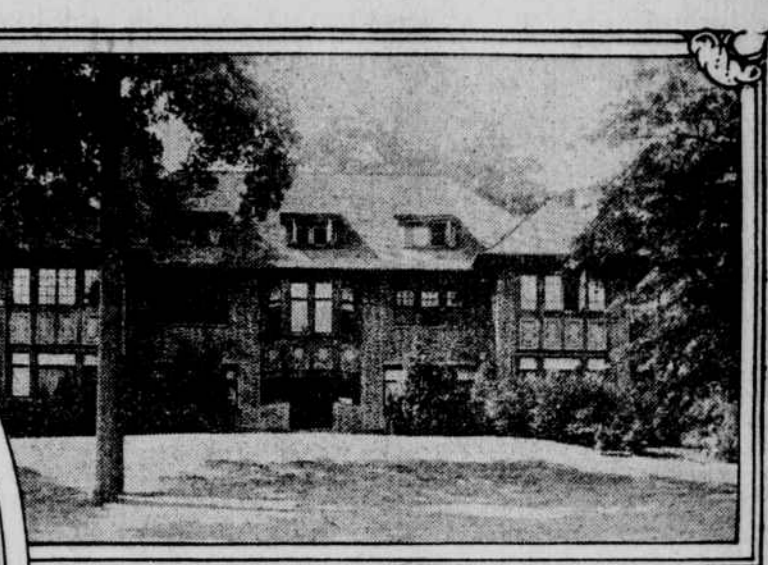
Beautiful Residential Parks in West Orange Receive Permanent Benefit Through Proximity to Grounds of Fashionable Organization—Building Movement Spreads in Montclair While Demand for Dwellings for Rent Increases.



ARTHUR  
HUNTER  
HOUSE  
124 LLOYD ROAD  
MONTCLAIR



HOME  
OF  
ERIC  
MUELBERGER  
MONTCLAIR



HOME  
OF  
CHARLES  
HILL  
75 LLOYD ROAD  
MONTCLAIR

NO 70 UNDERCLIFF ROAD on MOUNTAINSIDE,  
MONTCLAIR, PURCHASED RECENTLY by  
PERCY E. MANN

THE Orange branch of the Greenwood Lake division of the Erie Railroad, after leaving at Forest Hill, a residential suburb of Newark, the tracks of the line to Sterling Forest, passes through a fine, exclusive residential section. Its course skirts Llewellyn Park and Hutton Park in West Orange, two beautifully wooded spots, being built up rapidly, but not too closely, with expensive but tasteful suburban homes. Much of the success of the two parks is due to their position, surrounding the grounds of the Essex Country Club. The first named is noted for the mansion of Thomas A. Edison. Considerable building of handsome houses is under way in both parks. An interesting feature of Llewellyn is the Goodrich place, which contains a large private theater. A drive through that park is one of the most enjoyable short rides to be found in the suburbs.

Having satisfied Officer Ryan of the Orange police force, who occupies a miniature castle at the entrance, the fortunate traveler passes through a fieldstone gateway and proceeds along winding roads, over rising ground, and following one driveway leads to a plateau on which are set many fine mansions. The numerous roads, constantly changing their directions, pass homes of architectural distinction and in varying style from the modest English cottage type to the great Georgian house or the Italian villa. The park occupies both sides of a high ridge, covered with a thick growth of tall trees, which has been thinned only to create building sites.

Returning to the main line of the division at Forest Hill and continuing toward Sterling Forest the route of our train extends through Bloomfield, Glen Ridge and Montclair to Great Notch, from where a branch leads to Morristown, recently conditions in which were discussed in the Real Estate Section of THE NEW YORK HERALD in its issue of November 12. The line to Morristown taps Verona, Caldwell, noted for being the birthplace of Grover Cleveland, Essex Fells, Whippany and several other desirable suburbs.

**Much New Construction.**  
There has been considerable construction of new homes in Montclair this year, says Frank Hughes, president of the Frank Hughes Company. "The building movement has been along the line of Grove street toward Glen Ridge. The houses erected have been of the seven and eight room type and their prices have ranged from \$14,000 to \$18,000. In spite of the rather unexpected production of houses the rental situation in Montclair has not improved as satisfactorily as we would like to have had it."

"There has been a great demand for homes on the rental basis on the part of families from the Oranges, and especially from Brooklyn. Those people have chosen to leave the Oranges on account of the building of apartment houses. The Brooklyn home-seekers have applied in Montclair for comfortable homes which they can find at less expense than apartments involve in the city."

Called "Ideal Suburb."  
"Montclair has been rightly called 'the ideal suburb,' 'the town beautiful' and 'the mountain town.' The Orange Mountain runs through and forms the western boundary of the town, the elevation being from 250 to 650 feet. The mountainside is dotted with beautiful homes of wealthy and cultured persons and the view from that vantage can hardly be surpassed in any other suburb of New York. The air is pure, dry and bracing and the elevation makes Montclair one of the most healthful communities in New Jersey."

"The public schools are among the best in the United States. It has one of the finest high schools in the country and one of the best boys' academies. It supports six banks, more than twenty churches, six fire companies, many clubs, golf, social and otherwise, a public library and free postal delivery to all parts of the town."

"The town boasts of its splendid sanitary sewerage system as well as of its water supply, which comes from the upper water shed of the Pequannock River. The water is filtered before it is delivered in Montclair and is absolutely pure."

Order of Plan Reversed.  
Further along, the setting of the Eric Muelberger house reverses the order of plan, being set back as far from the street as the precipitous hillside back-ground permits and affording an easy approach to a terrace turnabout. The main living room floor is therefore one story up, approached by a stucco vaulted hall and staircase which have a heater brown tile floor and stairs. The garden terrace has ramp steps flanking the house to the south, on which the living room opens. The garage makes the balance on the opposite end. An arched loggia, opening off the living room, dining room and hall, dominates the center of the front. The service portion of the house is to the rear on the garage end of the house. Although the main portion of the house is 48x50, the architectural development on the ground floor level assumes a dimension of 147 feet frontage. The second floor comprises five master bedrooms and three main bedrooms. Iron balconies and French windows opening on them from the bedrooms lend an unusual attractiveness to those rooms. The exterior of the house, which is of stucco, with a variegated tobacco brown tile roof, is given distinction by the introduction of a limestone belt course and corners and a well detailed stone doorway. The house is of more recent construction than the other two.

Proceeding further up Lloyd road, on the uphill side, is the Arthur Hunter residence, long and low in its proportions, accentuated by its first story of brick, stucco second story and rather flat pitched variegated green and purple slate roof. Its grouped casement windows of leaded glass and chimney pots bespeak an adaptation of the modern English type. Here again the house sets back on a brick terrace, permitting a prosperous moving picture theater, thirteen beautiful parks, seventeen schools, including one of the most beautiful high schools in the country. The town also claims an Altruist Society, a Field Club, two public libraries, home for the aged, art museum, children's home, day nursery, a hospital known throughout the entire country, unusually the C. K. Eagle Company from Ernest C. Hines, formerly Mayor of Montclair, through the Frank Hughes Company of that city.

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RESIDENCE OF ROBERT D. CARTER, BROOKWAY  
LLEWELLYN PARK, N. J.  
Photo. by H. L. KNIGHT.

## Vacant Land Is Becoming a Scarcity in Montclair

By GEORGE F. SIMPSON, JR.,  
Of the Simpson-Merritt Co.

NEVER in the history of Montclair has there been such a realty boom as has been experienced during the past two years. The majority of the real estate agents expected a noticeable slowing down of realty activities after October 1, but to the contrary the demand for houses and land is as acute and as active as at any time in the past.

There are upward of one hundred houses in the course of construction in all parts of the town and a keen demand for vacant property. In fact, vacant property is becoming exceedingly scarce and prices for this class of property are increasing even more rapidly than any other class. Probably the best answer to this healthy condition of the real estate market is the fact that there is only one Montclair.

Few persons realize that there are approximately eighty-four miles of completed roads in the town, that it has five railroad stations, two trolley lines, four prosperous moving picture theaters, three eighteen hole golf courses, two athletic clubs, one claiming a membership of more than eight hundred; numerous social clubs, thirty-two churches, thirteen beautiful parks, seventeen schools, including one of the most beautiful high schools in the country. The town also claims an Altruist Society, a Field Club, two public libraries, home for the aged, art museum, children's home, day nursery, a hospital known throughout the entire country, unusually the C. K. Eagle Company from Ernest C. Hines, formerly Mayor of Montclair, through the Frank Hughes Company of that city.

The town is about fifteen miles, or twenty-eight minutes ride, from New York and about six miles, or twelve minutes ride, from Newark. It has an elevation of approximately 550 feet and a population of more than 30,000. By comparison Montclair is recognized to be one of the most beautiful towns in the State and is the home of many prominent New York business men such as William B. Dickson, president of the Crucible Steel; John Rice, vice-president of the United States Steel; E. P. Earle, president of the Nipissing Mines Company; E. A. Bradley of the Bradley, Curry Company; William E. Marcus, the Jeweler of New York; James N. Jarvis of the Arbuckle Coffee Company; R. E. Jones, president of the Bank of Manhattan; F. T. Gates, secretary to John D. Rockefeller.

It is reported that in some towns more properties are offered for rent than a year ago and the prices in some instances are on the decline, but not so in Montclair. The value of land has increased from 30 to 50 per cent. during the last twelve months on account of the great demand. The cost of building has increased approximately 15 per cent. during the last five months, which means that people buying homes must pay more than a year ago.

Rents in many instances are from 40 to 100 per cent. higher than a year ago and there is scarcely anything to offer for rent even at the prevailing high prices, yet if one will compare the price of vacant property in Montclair with the asking price of similar properties in other towns he will be convinced that he can get equally as desirable land at 75 to 100 a foot front, as in other towns.

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## Philadelphian Finds an Almost 'Permanent Loan'

By THE ODD PARAGRAPHER.

A PHILADELPHIAN recently "discovered" a seventy-year-old mortgage on an old farm property in Pennsylvania. The phrase "permanent mortgage," which frequently is just a figure of speech in modern realty transactions, finds this case about as well as any. The original loan amounted to \$2,650 and was recorded in 1852. No mention is made of the rate of interest, but if it had been as low as 4 per cent. the interest charges over a period of seventy years would amount to \$6,020, or two and one-fourth times the principal.

**From Baseball to Real Estate.**  
From baseball to real estate is a pretty far cry, but we are inclined to believe that Joseph D. O'Brien, formerly secretary of the National League club in New York, who recently joined forces with R. C. E. Hess, will find real estate contracts more interesting, and perhaps less troublesome, than baseball contracts. Investors, as a class, are temperamental enough that the average broker will attest, but the man who can induce present day baseball stars to place their John Hancock contracts ought to find property owners comparatively easy to handle.

**The Meanest Broker.**  
If ever a movement is started to find the "meanest real estate broker in the United States" consideration will have to be given to a candidate from the State of Illinois. A broker out there had his license revoked for having persuaded a woman 68 years old to turn over to him her life savings, amounting to \$572 (carefully laid up so that she might enter a home for aged women) and giving her in return a deed to an unmarketable lot. The case illustrates what brokers' license laws can do to rid the business of unscrupulous.

**Stringent Measures for Possession.**  
To prevent diplomats attached to the Rumanian Embassy from occupying a building for which they owed six months' rent, a Berlin landlord waited until they left one night and then had the doorway bricked up tight. When the officials arrived the next morning the landlord greeted them with a bill for the rent and stated that they could have possession when they paid up.

This novel method of getting possession might offer a suggestion to New York landlords, who have similar problems. For instance, they might try bricking up the entrances while the tenants are in possession and starving them into submission.

**America's First Stonemasons.**  
A striking example of the capabilities of American Indians as stone masons is provided in southwestern Colorado, particularly the Sun Temple in Mesa Verde National Park. One of the many prehistoric improvements of the section is the corner stone containing the symbol of the sun before the construction of the building. These ruins are generally regarded as among the best examples of early masonry in the United States.

**New "Woodless" Lumber.**  
According to Popular Science Monthly a new "woodless" lumber manufactured from sugar cane waste and remarkable for extreme lightness, strength and excellent insulating qualities is now being turned out by Louisiana manufacturers, who claim that their product will lower the cost of house construction.